

N. Domingo Baca  
N. Wyoming  
District 4 Coalition

Referred 12/7/09

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

### SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### Supplemental form

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

Professional/Agent (if any): McElheney Architects p.c. Robert McElheney PHONE: 505 262 0193  
ADDRESS: 2001 Carlisle NE, Suite B FAX: 505 881 9114  
CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: bob@mcclheneyarchitects.com  
APPLICANT: Goodwill Industries of New Mexico John Conklan PHONE: 505 881 6401  
ADDRESS: 5000 San Mateo Blvd. NE FAX: 505 884 3157  
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: jconklan@goodwillnm.com  
Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: see letter attached

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes ☐ No ☒

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 6, 29, 27 Tract 2 Block: 10 Unit: 3  
Subdiv/Addn/TBKA: North Albuquerque Acres  
Existing Zoning: SU-2 MIXED USE Proposed zoning: NA MRGCD Map No \_\_\_\_\_  
Zone Atlas page(s): C-19-2 UPC Code: \_\_\_\_\_

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): \_\_\_\_\_

### CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO  
No. of existing lots: 3 No. of proposed lots: 1 Total area of site (acres): 1.84  
LOCATION OF PROPERTY BY STREETS: On or Near: Paseo Del Norte NE & Holley Ave. NE  
Between: Wyoming and Louisiana  
Check-off if project was previously reviewed by Sketch Plat/Plan ☐ or Pre-application Review Team ☒ Date of review: 12.01.09

SIGNATURE Robert McElheney DATE 12.03.09

(Print) Robert McElheney - McElheney Architects Applicant: ☐ Agent: ☒

### FOR OFFICIAL USE ONLY

- ☐ INTERNAL ROUTING
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☐ All case #s are assigned
- ☒ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☒ F.H.D.P. density bonus
- ☒ F.H.D.P. fee rebate

### Application case numbers

09EPC 40068

### Action

SBP  
ADV  
CME

### Form revised 4/07

S.F. Fees  
PLD \$ 385.00  
\$ 75.00  
\$ 20.00  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
Total  
\$ 510.00

Hearing date 01/21/10

Sandy Handley 12/03/09 Project # 1008086  
Planner signature & date

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**  
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**  
 — 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval  
 — Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.  
 For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.  
 — Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)  
 — Zone Atlas map with the entire property(ies) clearly outlined  
 — Letter briefly describing, explaining, and justifying the request  
 — Letter of authorization from the property owner if application is submitted by an agent  
 — Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 — Completed Site Plan for Subdivision and/or Building Permit Checklist  
 — Sign Posting Agreement  
 — TIS/AQIA Traffic Impact Study form with required signature  
 — Fee (see schedule)  
 — List any original and/or related file numbers on the cover application  
**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**  
☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (EPC17)**  
 — 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval  
 — Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.  
 — Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30 copies**  
 — Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)  
 — Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)  
 — Letter briefly describing, explaining, and justifying the request  
 — Letter of authorization from the property owner if application is submitted by an agent  
 — Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 — Sign Posting Agreement  
 — Completed Site Plan for Subdivision and/or Building Permit Checklist  
 — TIS/AQIA Traffic Impact Study form with required signature  
 — Fee (see schedule)  
 — List any original and/or related file numbers on the cover application  
**NOTE:** For wireless telecom facilities (administrative reviews referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:  
 — Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)  
 — Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2  
 — Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)  
 — Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)  
 — Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower  
 — Registered Engineer's stamp on the Site Development Plans  
 — Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius  
**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**  
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**  
 — Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30 copies**  
 — DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies**  
 — DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies**  
 — Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)  
 — Zone Atlas map with the entire property(ies) clearly outlined  
 — Letter briefly describing, explaining, and justifying the request  
 — Letter of authorization from the property owner if application is submitted by an agent  
 — Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts  
 — Sign Posting Agreement  
 — Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)  
 — TIS/AQIA Traffic Impact Study form with required signature  
 — Fee (see schedule)  
 — List any original and/or related file numbers on the cover application  
**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Robert McElhenny McElhenny Architects  
 Applicant name (print)  
 Applicant signature / date



Form revised October 2007

- ☐ Checklists complete  
☐ Fees collected  
☐ Case #s assigned  
☐ Related #s listed
- Application case numbers  
 01 EPC - 40068  
 \_\_\_\_\_  
 \_\_\_\_\_

Sanity Handley 12/03/09  
 Planner signature / date  
 Project # 1008086

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: McElheney Architects DATE OF REQUEST: 12/3/09 ZONE ATLAS PAGE(S): C-19-2

CURRENT:

ZONING SU-2

PARCEL SIZE (AC/SQ. FT.) 1.48 Acre

REQUESTED CITY ACTION(S):

ANNEXATION ☐

SECTOR PLAN ☐

SITE DEVELOPMENT PLAN:

COMP. PLAN ☐

ZONE CHANGE ☐

A) SUBDIVISION ☐

BUILDING PERMIT ☒

AMENDMENT ☐

CONDITIONAL USE ☐

B) BUILD'G PURPOSES ☒

ACCESS PERMIT ☐

C) AMENDMENT ☐

OTHER ☐

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

# OF UNITS: \_\_\_\_\_

NEW CONSTRUCTION ☒

BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION: <sup>1</sup>

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE [Signature] DATE 12.3.09  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐ 13000 sq ft retail

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]  
TRAFFIC ENGINEER

12/3/09  
DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES ☐ NO ☐

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

APPLICANT \_\_\_\_\_

DATE \_\_\_\_\_

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED   /  /    
-FINALIZED   /  /  

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

**I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.**

\_\_\_\_\_  
Applicant or Agent Signature / Date

## NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**
6. **Previously approved Development Plan (if applicable)**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

### Accompanying Material

- ☒ A. 8-1/2" x 11" reduction for each plan sheet.
- ☒ B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

## SHEET #1 - SITE PLAN

### A. General Information

- ☒ 1. Date of drawing and/or last revision
- ☒ 2. Scale: 1.0 acre or less      1" = 10'  
1.0 - 5.0 acres      1" = 20'  
Over 5 acres      1" = 50'  
Over 20 acres      1" = 100'      [Other scales as approved by staff]
- ☒ 3. Bar scale
- ☒ 4. North arrow
- ☒ 5. Scaled vicinity map
- ☒ 6. Property lines (clearly identify)
- ☒ 7. Existing and proposed easements (identify each)
- ☒ 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

# SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

## B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

### 1. Structural

- ☒ A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- ☒ B. Square footage of each structure
- ☒ C. Proposed use of each structure
- ☒ D. Temporary structures, signs and other improvements
- ☒ E. Walls, fences, and screening: indicate height, length, color and materials
- ☒ F. Dimensions of all principal site elements or typical dimensions thereof
- ☒ G. Loading facilities
- ☒ H. Site lighting (indicate height & fixture type)
- ☒ I. Indicate structures within 20 feet of site
- ☒ J. Elevation drawing of refuse container and enclosure, if applicable.
- ☒ K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

### 2. Parking and Circulation

- ☒ A. Parking layout with spaces numbered per aisle and totaled.
  - ☒ 1. **Location and typical dimensions**, including handicapped spaces
  - ☒ 2. **Calculations:** spaces required: 75 provided: 81  
Handicapped spaces (included in required total) required: 4 provided: 6  
Motorcycle spaces (in addition to required total) required:        provided: 6
- ☒ B. Bicycle parking & facilities
  - ☒ 1. Bicycle racks, spaces required: 4 provided: 4
  - ☒ 2. Bikeways and other bicycle facilities, if applicable
- ☒ C. Public Transit
  - ☒ 1. Bus facilities, including routes, bays and shelters existing or required
- ☒ D. Pedestrian Circulation
  - ☒ 1. Location and dimensions of all sidewalks and pedestrian paths
  - ☒ 2. Location and dimension of drive aisle crossings, including paving treatment
- ☒ E. Vehicular Circulation (Refer to Chapter 23 of DPM)
  - ☒ 1. Ingress and egress locations, including width and curve radii dimensions
  - ☒ 2. Drive aisle locations, including width and curve radii dimensions
  - ☒ 3. End aisle locations, including width and curve radii dimensions
  - ☒ 4. Location & orientation of refuse enclosure, with dimensions
  - ☒ 5. Curb cut locations and dimensions
  - ☒ 6. Existing and proposed street widths, right-of-way widths and curve radii
  - ☒ 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - ☒ 8. Location of traffic signs and signals related to the functioning of the proposal
  - ☒ 9. Identify existing and proposed medians and median cuts

## SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

### 3. Phasing

- NA A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- ✓ 1. Scale - must be same as scale on sheet #1 - Site plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Property Lines
- ✓ 5. Existing and proposed easements
- ✓ 6. Identify nature of ground cover materials
  - ✓ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - ✓ B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
  - ✓ C. Ponding areas either for drainage or landscaping/recreational use
- ✓ 7. Identify type, location and size of plantings (common and/or botanical names).
  - ✓ A. Existing, indicating whether it is to be preserved or removed.
  - ✓ B. Proposed, to be established for general landscaping.
  - ✓ C. Proposed, to be established for screening/buffering.
- ✓ 8. Describe irrigation system – Phase I & II . . .
- ✓ 9. Backflow prevention detail
- ✓ 10. Planting Beds, indicating square footage of each bed
- ✓ 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ✓ 12. Responsibility for Maintenance (statement)
- ✓ 13. Statement of compliance with Water Conservation...Ordinance, see article 6-1-1-1.
- ✓ 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ✓ 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- ✓ 16. Planting or tree well detail
- ✓ 17. Street Tree Plan as defined in the Street Tree Ord.

## SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

### A. General Information

- ✓ 1. Scale - must be same as Sheet #1 - Site Plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Property Lines
- ✓ 5. Existing and proposed easements

## SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- ☒ 6. Building footprints
- ☒ 7. Location of Retaining walls

### B. Grading Information

- ☒ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ☒ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- ☒ 3. Identify ponding areas
- ☒ 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

## SHEET #4 UTILITY PLAN

- ☒ 1. Fire hydrant locations, existing and proposed.
- ☒ 2. Distribution lines
- ☒ 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☒ 4. Existing water, sewer, storm drainage facilities (public and/or private).
- ☒ 5. Proposed water, sewer, storm drainage facilities (public and/or private)

## SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

### A. General Information

- ☒ A. Scale (minimum of 1/8" or as approved by Planning Staff).
- ☒ B. Bar Scale
- ☒ C. Detailed Building Elevations for each facade
  - ☒ 1. Identify facade orientation (north, south, east, & west).
  - ☒ 2. Facade dimensions including overall height and width
  - ☒ 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
  - ☒ 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- ☒ E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

### B. Signage

- ☒ 1. Site location(s)
- ☒ 2. Sign elevations to scale
- ☒ 3. Dimensions, including height and width
- ☒ 4. Sign face area - dimensions and square footage clearly indicated
- ☒ 5. Lighting
- ☒ 6. Materials and colors for sign face and structural elements.



GOODWILL INDUSTRIES  
of New Mexico

November 30, 2009

Laurie Moya, Chairperson  
Environmental Planning Commission  
600 Second Street NW  
Albuquerque, NM 87102

Re: Lots 6, 28, and 37, Block 10, Tract 2, Unit 3 – North Albuquerque Acres

Ms. Moya,

By this letter, I authorize McElheney Architects p.c. to act as my agent for this submittal of a Site Plan for Building Permit for the reference lot.

Sincerely,

John Conklan  
President / CEO



# *Briscoe Architects, p.c.*

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December 01, 2009

Laurie Moye, Chairperson  
Environmental Planning Commission  
600 Second Street NW  
Albuquerque, NM 87102

Re: Lots 6, 28, and 37, Block 10, Tract 2, Unit 3 – North Albuquerque Acres

Chairperson Moye and Commissioners,

We are applying for a Site Development Plan for Building Permit for a proposed retail development in the referenced site. The property is zoned SU-2, and is within the boundaries of the La Cueva Sector Development Plan. Public roads and utilities are in place and the larger area has been developing for retail and other uses for several years.

Our client is Goodwill Industries of New Mexico, and the proposed development is for an approximately 17,000 s.f. retail building. The site itself has an unusual "L" shaped layout which is unique to the area, and only provides a relatively narrow frontage on Holly Avenue. Because of this, we are proposing that the building be located towards the southeastern corner of the lot which is in conflict with the 30' maximum setback from Holly, as outlined in the sector plan. This provides for a much more efficient use of the site, allowing convenient parking (including handicapped spaces) as well as a convenient and serviceable donations area. Being set back somewhat from Holly Avenue, it emphasizes the importance of the donation activity while effectively buffering any undesirable views of donated items. Additionally this configuration allows a large landscaped area at the entrance to the site which will feature large trees, lush vegetation and short walls to help screen the donation drop off.

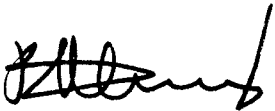
Goodwill currently has a purchase option of very limited duration for the property and is using this time to obtain EPC approval. Due to the 30' setback exception, we are concurrently applying for a Variance through the Office of the Zoning Hearing Examiner. This is the only change to the La Cueva Sector Development Plan we are requesting, and we have already contacted the local neighborhood associations for their input on the matter. However we realize the ZHE hearing is scheduled only three days before the EPC hearing and there may not be a decision rendered before hand. We are therefore asking the EPC for conditional approval.

The building itself will be constructed of split face concrete masonry units throughout, with accent metal panels at the main entrance, office entrance and along the mechanical screen walls on the roof. There will be a covered donation drop off area along the north side of the building which will be screened from Holly Avenue with landscaping area and a series of screen walls. The landscaping at this location will double as a water collection area which will be used as its primary irrigation system. Parking will be above the required minimum by less then 10%, and the landscaping will be maintained by Goodwill Industries.

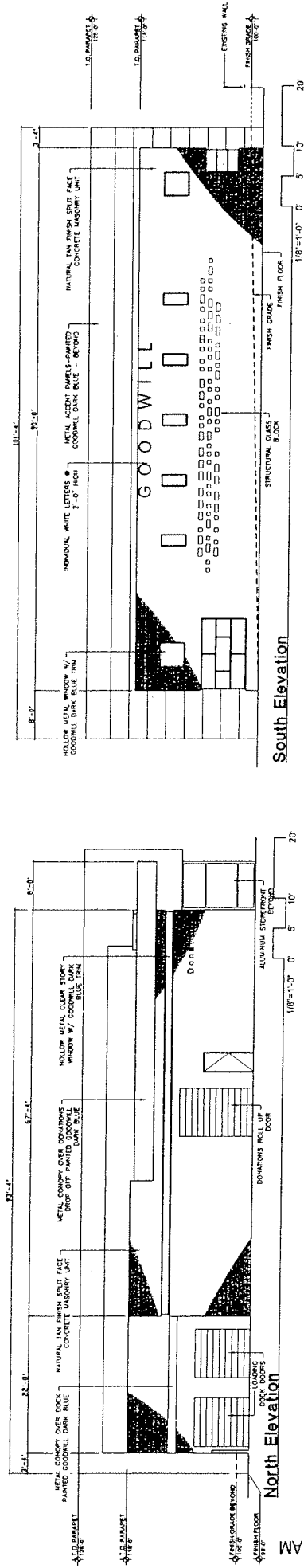
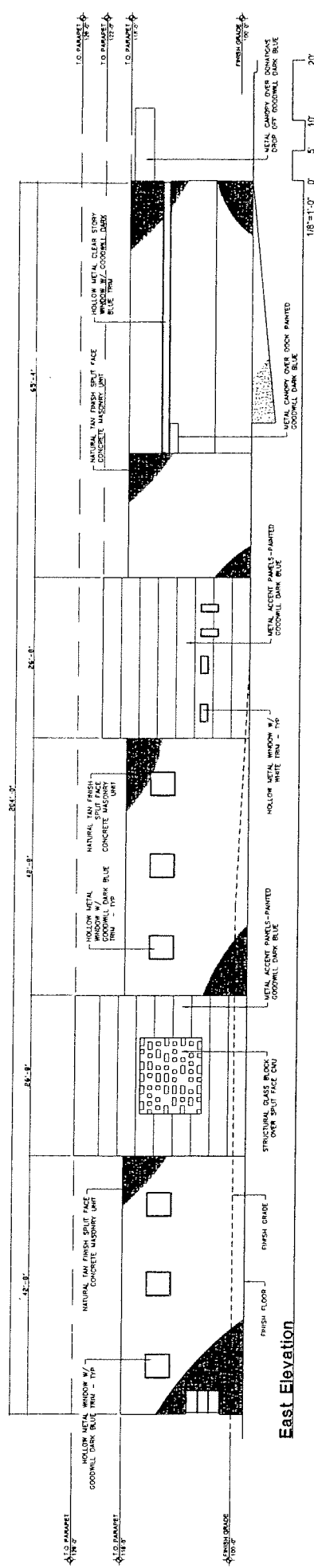
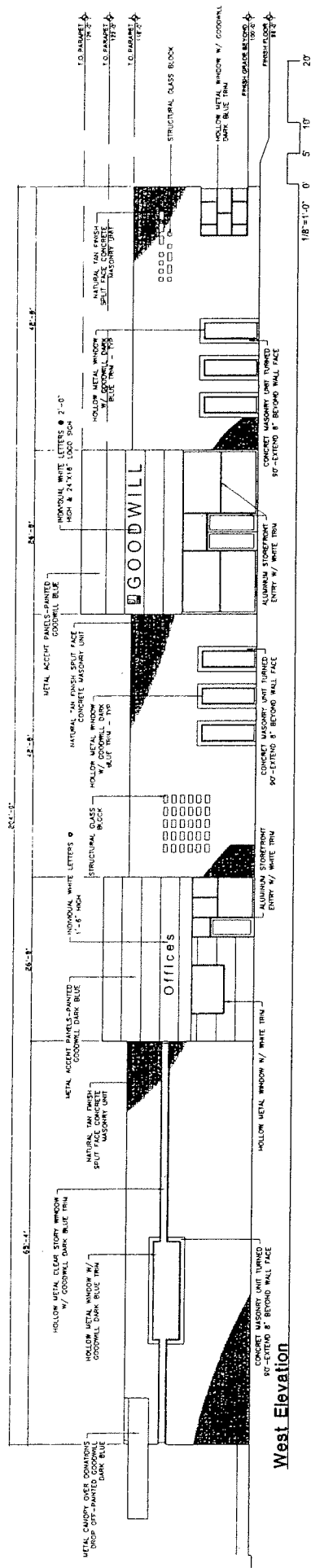
Goodwill Industries is a non-profit organization who's mission is to **"Provide skill development and work opportunities for people with barriers to employment."** Goodwill relies upon retail sales, but they're first loyalty is to their donors - who are ultimately their neighbors. Because of this they are eager to work with the surrounding neighborhood associations to make sure that this project is a welcome addition to their neighborhood.

We hope that you and your fellow commissioners will concur that this infill project will be a significant benefit to our community and conditionally approve our proposal as submitted.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob McElheney', with a stylized flourish at the end.

Bob McElheney AIA



Goodwill Industries of New Mexico  
 P.O. Box 10000  
 Albuquerque, New Mexico 87110

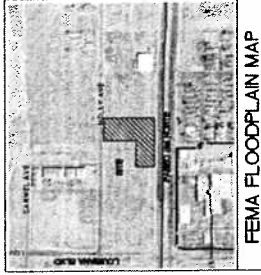
McElheney Architects, p.c.  
 2001 Carlisle Blvd. NE, Suite B • Albuquerque, New Mexico 87110  
 V:505.262.0193 F:505.881.9114 E:bob@mcElheneyarchitects.com

December 2009

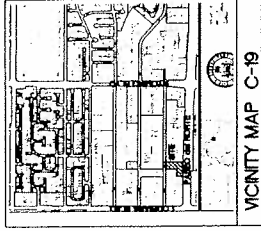
12/3/2009 12:47 AM

LOTS 4, 27, AND 28, BLOCK 10, TRACT 2, UNIT 1, WITH ADJACENT LOTS, BERNILLO COUNTY, NEW MEXICO. THE PLAT HEREOF IS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO.

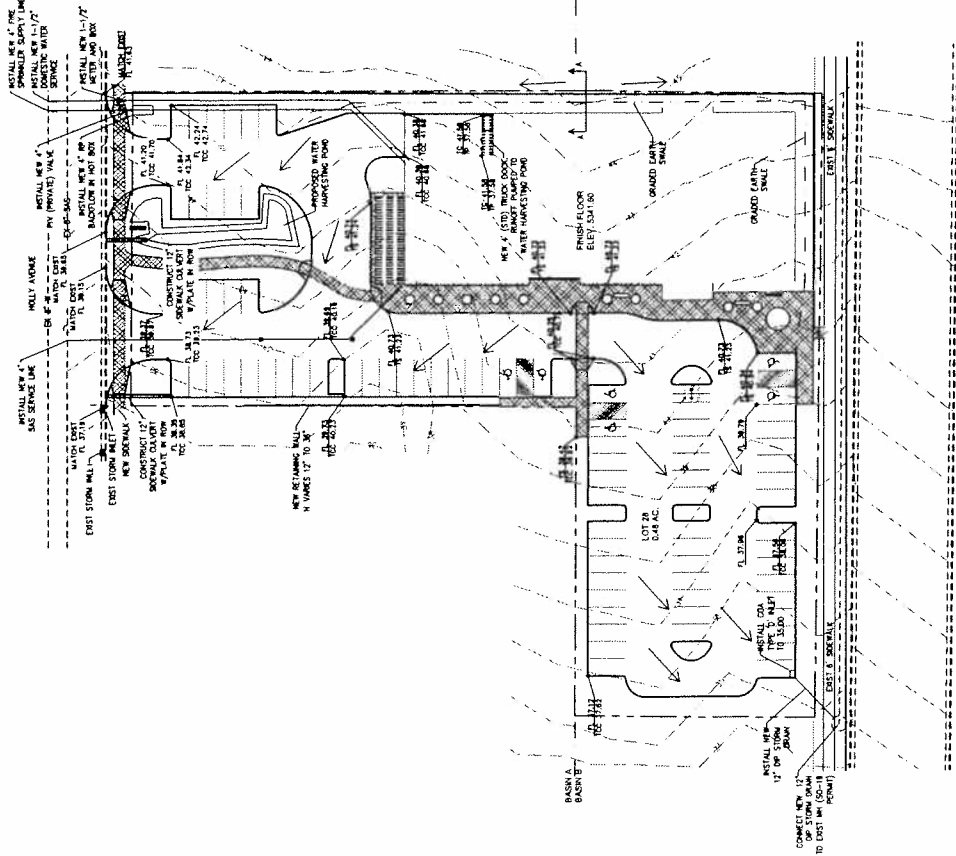
LEGAL DESCRIPTION



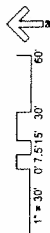
FEMA FLOODPLAIN MAP

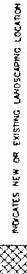


VICINITY MAP C-19



CONCEPTUAL GRADING PLAN





**EXTERIOR LIGHTING NOTE:**  
LIGHTING POLE FIXTURES TO BE IN ACCORDANCE WITH THE ALBUQUERQUE APDES & SANDIA HEIGHT LIGHT POLLUTION ORDINANCE AS WELL AS ALL CITY LIGHT REGULATIONS

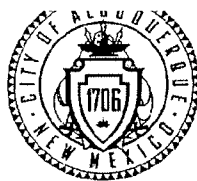


Goodwill Industries of New Mexico  
Paseo del Norte & Holly Ave. NE  
November, 2009

November, 2009

2001 Carlisle Blvd. NE, Suite B • Albuquerque, New Mexico 87110  
V: 505.262.0193 F: 505.881.9114 E: bob@mcclheneyarchitects.com





## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

December 3, 2009

Robert McElheney  
McElheney Architects  
2001 Carlisle NE  
Phone: 505-262-0193/Fax: 505-881-9114

Dear Robert:

Thank you for your inquiry of December 3, 2009 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of O-92 by your proposed project at **(EPC SUBMITTAL) LOTS 6, 28, 27, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, LOCATED ON HOLLY AVENUE NE BETWEEN WYOMING BOULEVARD NE AND LOUISIANA BOULEVARD NE** Zone Map: **C-19**.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this proposal and the contact names are as follows:

### **NORTH DOMINGO BACA N.A. "R"**

Judie Pellegrino, 8515 Murrelet NE/87113 821-8516 (h)  
Erik Bose, 7200 Peregrine NE/87113 881-2542 (h)

### **NORTH WYOMING N.A. "R"**

Amy Wasko, 7808 Callow NE/87109 821-4597 (h)  
Nanci Carriveau, 8309 Krim Dr. NE/87109 821-8673 (h)

### **DISTRICT 4 COALITION OF N.A.'S**

Amy Whitling, P.O. Box 91343/87199-1343 440-7028 (c)  
Bambi Folk, 6617 Esther NE/87109 821-9560 (h)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani Winklepleck***

*Stephani Winklepleck*

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**PLEASE NOTE:** The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

**LETTERS MUST BE SENT TO BOTH  
CONTACTS OF EACH  
NEIGHBORHOOD AND/OR  
HOMEOWNER ASSOCIATION.**

planningrnaform(05/22/08)



# McELHENEY Architects p.c.

December 02, 2009

## **North Domingo Baca Neighborhood Association**

Judie Pellegrino

President

8515 Murrelet NE

Albuquerque, NM 87113

Erik Bose

7200 Peregrine NE

Albuquerque, NM 87113

## **North Wyoming Neighborhood Association**

Amy Wasko

President

7808 Callow NE

Albuquerque, NM 87109

Nanci Carriveau

8309 Krim Dr. NE

Albuquerque, NM 87109

Re: Lots 6, 28, and 37, Block 10, Tract 2, Unit 3 – North Albuquerque Acres

Greetings,

We are applying for approval of **site development plan for building permit** for a project to construct a new retail building for Goodwill Industries of New Mexico. The permit request will be presented to the Environmental Planning Commission during a public hearing which will take place January 21. The building will be designed per the La Cueva Sector Development Plan design regulations with one exception – the 30' maximum setback from Holly Avenue.

As you can see on the attached site plan, the land is unusually shaped in what can be described as an "L", with only a relatively narrow frontage on Holly Avenue. The logical location for the building is more southerly on the site to provide convenient parking (including handicapped spaces) as well as a convenient and serviceable donations area. This building location, set back somewhat from Holly Avenue, emphasizes the importance of the donation activity while effectively buffering any undesirable views of donated items. Additionally this configuration allows a large landscaped area at the entrance to the site which will feature large trees, lush vegetation and short walls to help screen the donation drop off. It will also provide pleasant views of the site from Holly. (This area will double as a water collection location and will be primarily irrigated with rain water from the site.)

Goodwill currently has a purchase option of very limited duration for the property and is using this time to obtain EPC approval for the proposed development. To expedite the approval process, we are concurrently applying for a variance to the Holly Avenue set back requirement through the Office of the Zoning Hearing Examiner. The ZHE hearing is on January 19 and the EPC hearing is on January 21. We would greatly appreciate your review and written comment on the proposed building location prior to January 19 so that the Zoning hearing Examiner and the Environmental Planning Commissioners can have your input on the matter. We realize that this is a relatively short time line but request your assistance in allowing this project to move forward in a timely manner.

As you review the proposal please note that many of the existing buildings in this immediate area currently front Paseo Del Norte rather than Holly, and we are hoping to have the neighborhood's approval to do so with this building as well.

Goodwill Industries is a non-profit organization who's mission is to **"Provide skill development and work opportunities for people with barriers to employment."** Goodwill relies upon retail sales, but they're first loyalty is to their donors - who are ultimately their neighbors. Because of this they are eager to work with you to make sure that this project is a welcome addition to your neighborhood.

A copy of the application is attached for your reference as are reduced copies of the drawings submitted with the application. Please feel free to stop by my office at 2001 Carlisle NE, Suite B at any time if you would like to see full size drawings, or you can call me at 262 - 0193 to discuss the project. The executive staff of Goodwill Industries of New Mexico and I would also welcome the opportunity to present the project to all of the neighbors at your convenience. We realize this is a hectic time of year, but please let us know if such a meeting is possible. We look forward to personally addressing all of your concerns.

We have had the honor of working with Goodwill Industries of New Mexico for several years and do so at a reduced fee as a community service. We strongly believe in their mission and feel that this building can be an important addition in the successful development of your neighborhood. We look forward to working with you in making it happen.

Sincerely,

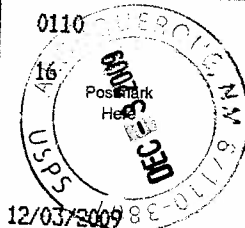
Bob McElheney AIA

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Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.71



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 Street, Apt. No.,  
 or PO Box No. 7808 Callow NE  
 City, State, ZIP+4 Albuquerque NM 87109

PS Form 3800, August 2006

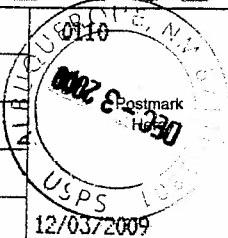
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Total Postage & Fees	\$	\$5.71



Sent To Judie Pellegrino  
 Street, Apt. No.,  
 or PO Box No. 8515 Murtele NE  
 City, State, ZIP+4 Albuquerque NM 87113

PS Form 3800, August 2006

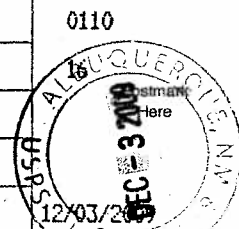
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Sent To Erik Bose  
 Street, Apt. No.,  
 or PO Box No. 7200 Peregrine NE  
 City, State, ZIP+4 Albuquerque NM 87113

PS Form 3800, August 2006

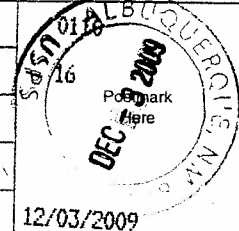
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Sent To Nanci Cariveau  
 Street, Apt. No.,  
 or PO Box No. 8309 Krim Dr. NE  
 City, State, ZIP+4 Albuquerque NM 87109

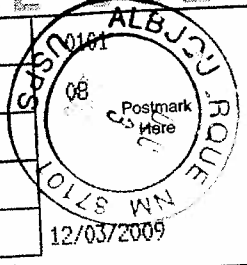
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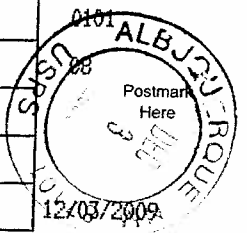


Sent To AMY WHITTING  
Street, Apt. No.,  
or PO Box No. P.O. Box 91343  
City, State, ZIP+4 ALBUQUERQUE, NM 87199-1343  
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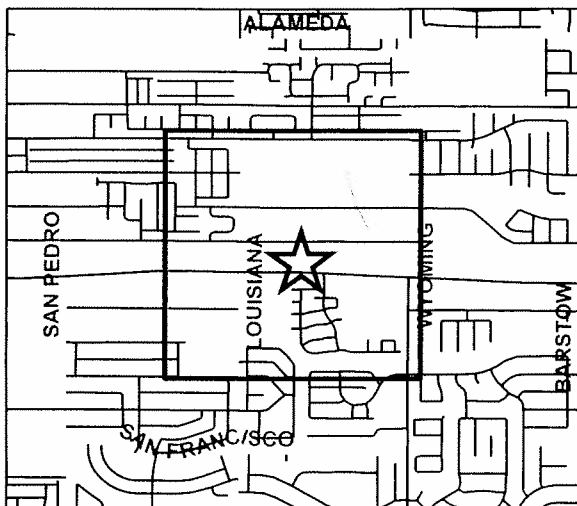
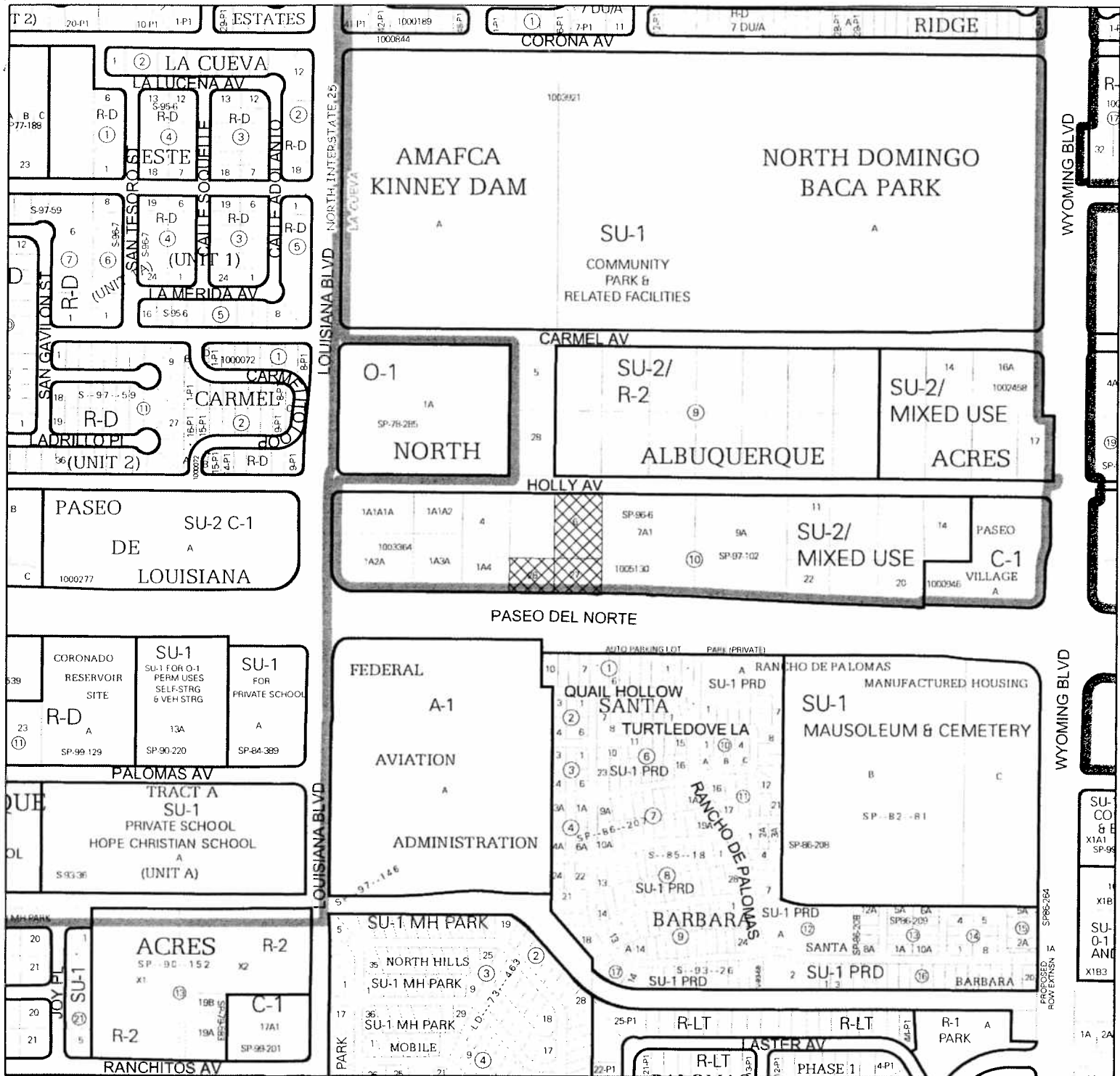
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Total Postage & Fees	\$	\$5.54



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or PO Box No. 6617 ESTHER NE  
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## ZONING MAP

Note: Grey shading indicates County.



1 inch = 500 feet

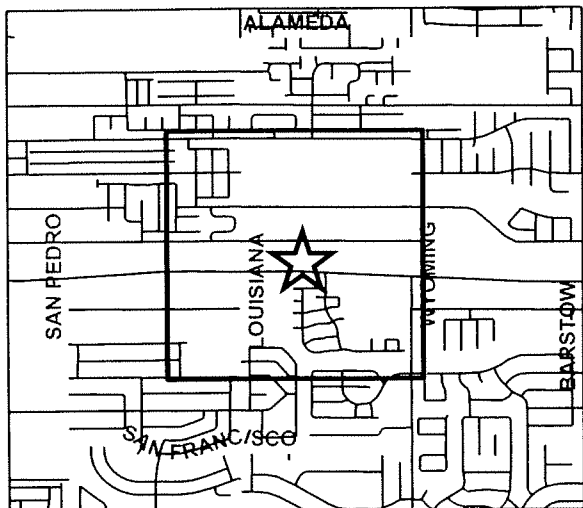
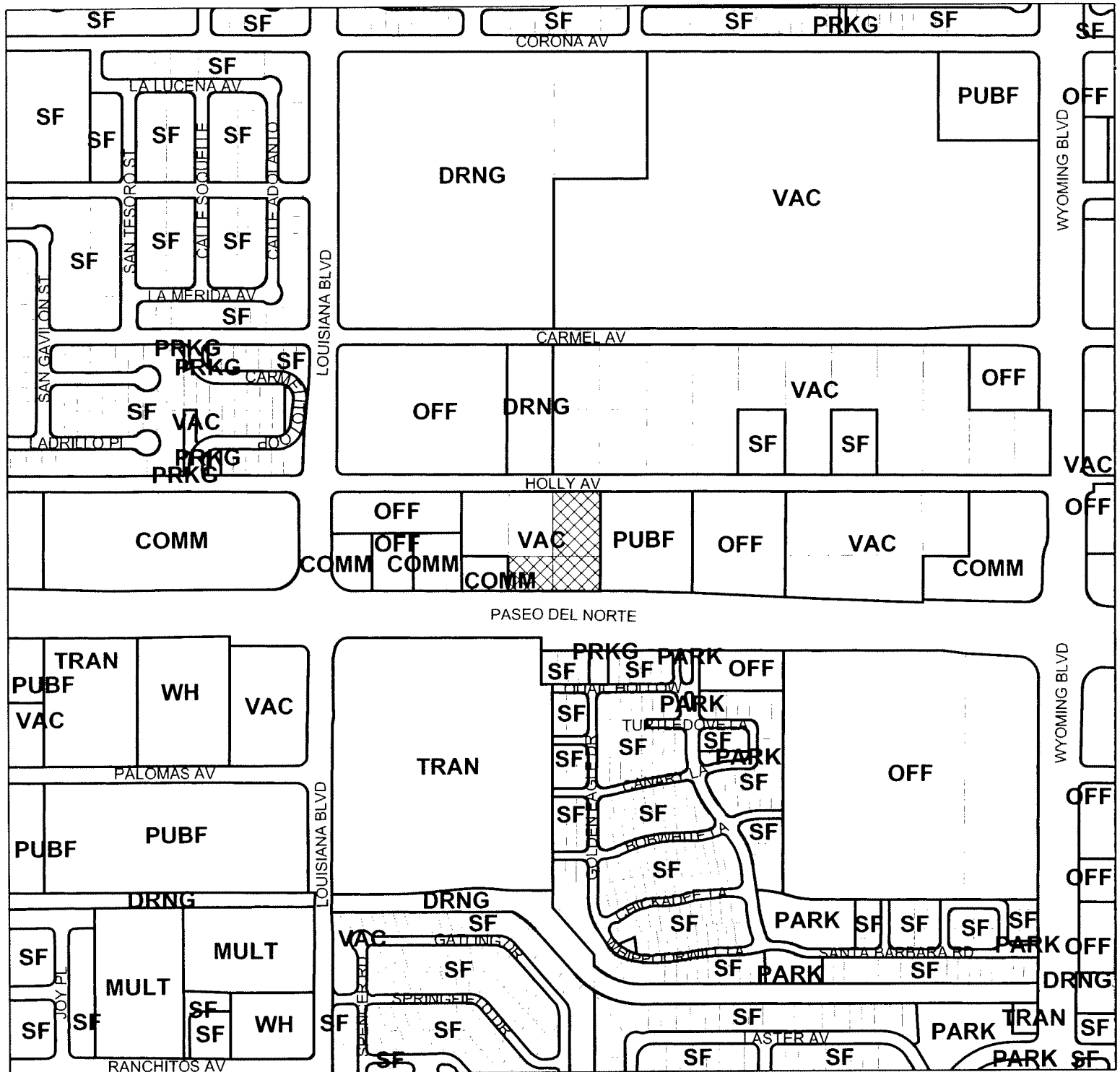
Project Number:  
1008086

Hearing Date:

12/17/2010

Zone Map Page:  
C-19

Additional Case Numbers:  
09EPC-40068



## LAND USE MAP

Note: Grey shading  
indicates County.

### KEY to Land Use Abbreviations

AGRI Agricultural  
 COMM Commercial - Retail  
 DRNG Drainage  
 MFG Manufacturing or Mining  
 MULT Multi-Family or Group Home  
 OFF Office  
 PARK Park, Recreation, or Open Space  
 PRKG Parking  
 PUBF Public Facility  
 SF Single Family  
 TRAN Transportation Facility  
 VAC Vacant Land or Abandoned Buildings  
 WH Warehousing & Storage



1 inch = 500 feet

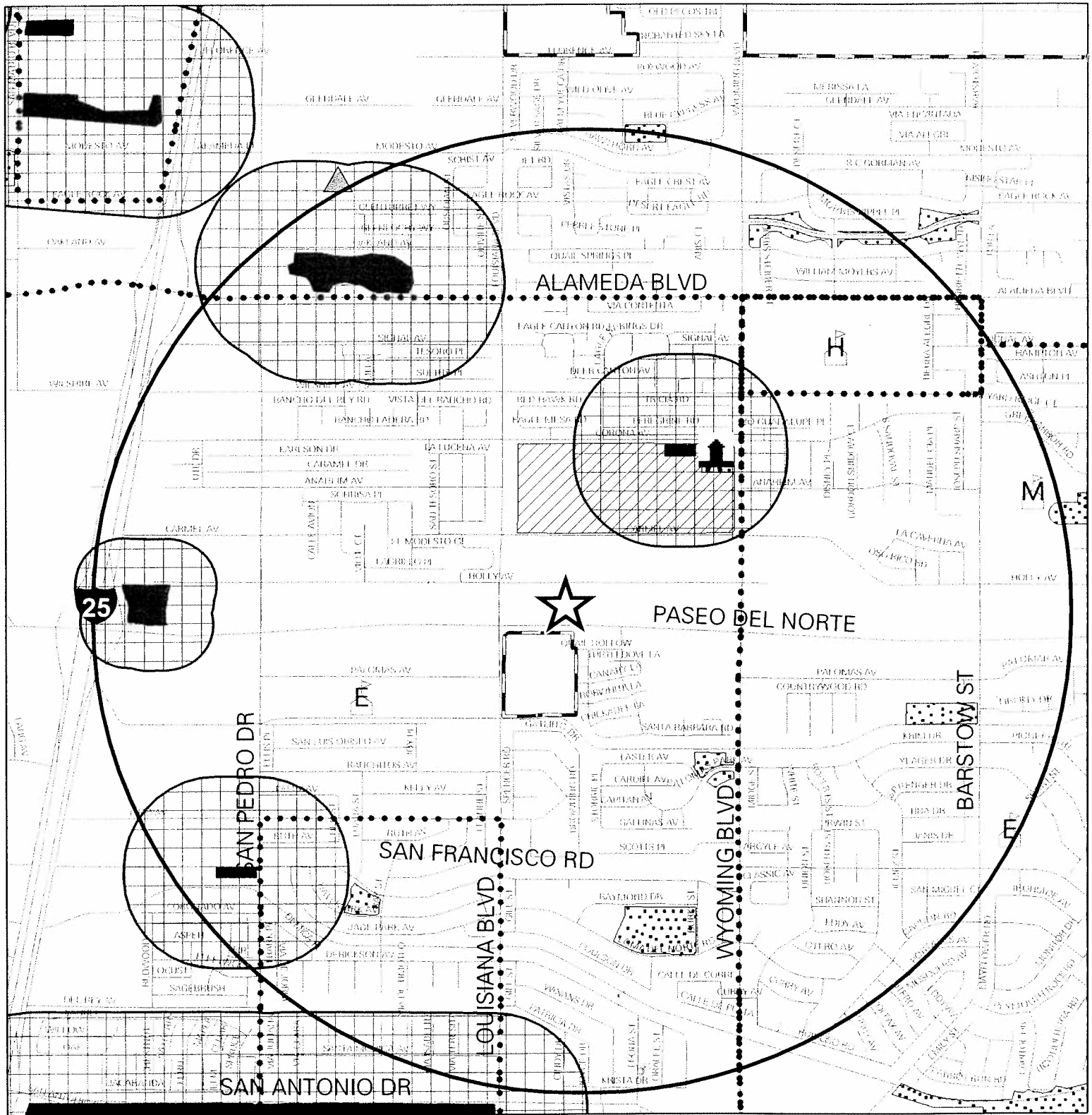
Project Number:  
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Hearing Date:  
12/17/2010

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## Public Facilities Map with One-Mile Site Buffer

